

167.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

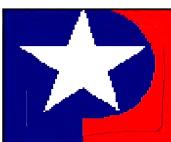
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,013,400 / 1,013,400

USE VALUE: 1,013,400 / 1,013,400

ASSESSED: 1,013,400 / 1,013,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GRASSIE JOHN E &	
Owner 2: CHADWICK JOCELYN A	
Owner 3:	

Street 1: 75 FLORENCE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SANDRELLI DONALD A & -

Owner 2: SANDRELLI PALMA MARIA -

Street 1: 75 FLORENCE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3214 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6151		Sq. Ft.	Site		0	70.	0.93	8			Med. Tr	-5					402,014			G6	1.	402,000		

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6151.000	610,900	500	402,000	1,013,400		110748
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

USER DEFINED

Prior Id # 1:	110748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	15:50:52
LAST REV	
Date	Time
08/09/18	10:19:42
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	167.0-0004-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	610,900	500	6,151.	402,000	1,013,400		Year end	12/23/2021
2021	101	FV	592,100	500	6,151.	402,000	994,600		Year End Roll	12/10/2020
2020	101	FV	592,100	500	6,151.	402,000	994,600	994,600	Year End Roll	12/18/2019
2019	101	FV	466,000	600	6,151.	402,000	868,600	868,600	Year End Roll	1/3/2019
2018	101	FV	466,000	0	6,151.	356,100	822,100	822,100	Year End Roll	12/20/2017
2017	101	FV	466,000	0	6,151.	298,600	764,600	764,600	Year End Roll	1/3/2017
2016	101	FV	454,400	0	6,151.	298,600	753,000	753,000	Year End	1/4/2016
2015	101	FV	451,700	0	6,151.	258,400	710,100	710,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SANDRELLI DONAL	65644-116		6/30/2015			832,500	No	No					
	9875-56		1/1/1901	Family			No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/24/2005	116	New Buil	132,000	C		G6	GR FY06	NEW 2STY SF COLONI	7/21/2018	MEAS&NOTICE	HS	Hanne S					
									3/21/2016	SQ Returned	EMK	Ellen K					
									10/28/2008	Meas/Inspect	163	PATRIOT					
									7/6/2006	OWNR INFO	BR	B Rossignol					
									8/25/2005	Inspected	BR	B Rossignol					
									6/20/2005	Permit Visit	BR	B Rossignol					
									12/8/1999	Vacant Lot	163	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Average			OF=BMT SINK.									
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating: Average												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: GRAY				A Kits: 1	Rating:												
View / Desir:				Frl: 1	Rating:												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION													
Year Blt: 2005	Eff Yr Blt:			Location: 1													
Alt LUC:				Total Units: 1													
Jurisdict:				Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	5.1 %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 1	- Drywall			Functional: 1	%			Interior:	1	6	3						
Sec Int Wall: 1	%			Economic: 1	%			Additions:									
Partition: T - Typical				Special: 1	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override: 1	%			Baths:									
Sec Floors: 1	%			Total: 1	5.1 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor: 1				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar: 1				Size Adj: 1.08245468				General:									
Electric: 3 - Typical				Const Adj: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 140.705													
Int vs Ext: S				Other Features: 97770													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 643705													
% Com Wal				Depreciation: 32829													
				Depreciated Total: 610876													
MOBILE HOME				Make: 1	Model: 1			WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1							
SPEC FEATURES/YARD ITEMS				Serial # 1				Juris. Factor: 1		Before Depr: 170.25							
				Year: 1				Special Features: 0		Val/Su Net: 150.47							
				Color: 1				Final Total: 610900		Val/Su SzAd: 251.61							
PARCEL ID 167.0-0004-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101					500
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101					500
More: N	Total Yard Items:	500	Total Special Features:			Total:	500										
SKETCH																	
<p>Sum Area By Label : HST = 400 GAR = 400 ATC = 240 FFL = 1192 BMT = 1160 SFL = 952 WDK = 72</p>																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,192	140.710	167,720	BMT	100	FLA		75	G							
BMT	Basement	1,160	71.500	82,935													
SFL	Second Floor	952	140.710	133,951													
GAR	Garage	400	21.250	8,499													
HST	Half Story	200	140.710	28,141													
ATC	Attic	84	140.710	11,819													
WDK	Deck	72	16.000	1,152													
Net Sketched Area: 4,060				Total: 434,217													
Size Ad	2428	Gross Area	4416	FinArea	3214												
IMAGE																	
AssessPro Patriot Properties, Inc																	